



Town Council Agenda Report

SUBJECT: Vacation/Abandonment

Application No., Project Name and Location: VA 2-1-00, SW 46 Avenue Road Right-of-Way Vacation, Generally located south of Oakes Road, approximately 500 feet west of State Road 7.

CONTACT PERSON/NUMBER

Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM:

SW 46 Avenue Road Right-of-Way Vacation

REPORT IN BRIEF:

The petitioner requests the Town vacate the remaining portion of right-of-way known as SW 46 Avenue south of Oakes Road.

The subject right-of-way terminates at the U-Pull-It project (previously known as Boat-O-Rama) to the south. The right-of-way is not needed to provide access to adjoining industrial properties, as they obtain access from State Road 7 to the east or SW 47 Avenue to the west. Road right-of-way will revert to adjacent property owners and will provide additional open space and/or paved areas. All adjacent property owners have authorized this request, and staff has received no letters of objection from utility providers except for FPL and Southern Bell, which will obtain easements pending the vacation of the right-of-way by the Town. Staff therefore finds this request to be consistent with the public welfare.

PREVIOUS ACTIONS:

None

CONCURRENCES: Engineering Division recommends approval. The Planning and Zoning Board motion to recommend approval (5-0) May 24, 2000 meeting.

RECOMMENDATION(S): Motion to approve.

Attachment(s): Planning Report, Justification Letter, Sketch and Description, Plat, Land Use, Subject Site, and Aerial.

Application #: VA 2-1-00

Revisions:

Exhibit "A"

Original Report Date: May 17, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Agent

Name: Larry Danielle

Address: 4000 SW 47 Avenue

City: Davie, FL 33314

Phone: (954) 587-6822

BACKGROUND INFORMATION

Application Request: To vacate a portion of right-of-way known as SW 46 Avenue adjacent to the subdivisions platted as "IDF" as recorded in Plat Book 87, Page 15, the subdivision platted as "John C. Sessa" as recorded in Plat Book 120, Page 2, the subdivision platted as "Newman's Survey" as recorded in Plat Book 2, Page 26 of the Dade County Records, and the subdivision platted as "West Dixie Farms" as recorded in Plat Book 24, Page 36 of the Dade County Records.

Address/Location: 4000 SW 47 Avenue

Land Use Designation: Industrial

Existing Zoning: M-3 County (Intense Manufacturing and Industrial District), M-1 County (Limited Manufacturing and Industrial District), M-2 Hacienda Village (Medium Industrial District), and A-1 County (Agricultural Estate District)

Existing Use: Vacant

Proposed Use: Road right-of-way will revert to adjacent property owners.

Parcel Size: .715 acre (31,167 square feet)

Surrounding Land Use:

North: Oakes Road

South: U.S. Highway 1

East: McKenzie Tank Lines, Alder Flexspace Development, Manchac's Paving and Storage, and FPL Easement

West: Danielle Salvage Yard

Surrounding Zoning:

North: M-3 Hacienda Village (General Industrial District)

South: M-4 Hacienda Village (Limited Heavy Industrial District)

East: M-3 County (Intense Manufacturing and Industrial District), M-1 County (Limited Manufacturing and Industrial District), M-2 Hacienda Village (Medium Industrial District), and A-1 County (Agricultural Estate District)

West: M-3 Hacienda Village (General Industrial District) and M-4 Hacienda Village and County (Limited Heavy Industrial District)

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: None

Summary of Significant Development Review Agency Comments

The Engineering Department recommended approval of the subject request. Staff received letters of no objection from all utilities except FPL and Southern Bell, which will record easements pending the right-of-way vacation by the Town.

Application Codes and Ordinances

Land Development Code Section 12-310(B)(1) requires that Town Council must review and approve vacations and abandonments by Ordinance.

Comprehensive Plan Considerations

Planning Area: This request is in Planning Area 6 which includes the lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 together with lands located north of the south Town limits. There are small commercial parcels along State Road 7 corridor. The majority of this planning area is industrially zoned and land used plan designated

Flexibility Zone: The proposed plat is in Flexibility Zone 58.

Concurrency Considerations: None

Applicable Goals, Objectives & Policies: None

Staff Analysis

The applicant is requesting approval to vacate the remaining portion of the SW 46 Avenue road right-of-way south of Oakes Road. This right-of-way is not needed to provide access to adjoining properties, as they obtain access from State Road 7 to the east or SW 47 Avenue to the west. Road right-of-way will revert to adjacent property owners and will provide additional open space and/or paved areas. Staff has received the approval and authorization from all adjacent property owners to process this request.

The applicant and the adjacent property owners have found it difficult to maintain this right-of-way as this area has become a dumping ground for debris. Vacating this right-of-way eliminates any unwanted traffic and dumping of debris.

Findings of Fact

Section 12-310(A)(1)(a)&(b) requires that review of vacation of right-of-way requests be based upon whether or not the request adversely affects access to neighboring properties and whether it will be in conflict with the public interest. Based upon this code requirement, staff finds that this request does not adversely affect adjoining properties as access is provided from either State Road 7 or SW 47 Avenue, and will not be contrary to the public interest.

Staff Recommendation

Recommendation: Based upon the above and the findings of fact in the positive, staff recommends approval of application number VA 2-1-00.

Planning and Zoning Board Recommendation

The Planning and Zoning Board motion to recommend approval (5-0) May 24, 2000 meeting.

Exhibits

Ordinance (To be provided after Merits hearing), Planning Report, Justification Letter, Sketch and Description, Plats, Land Use Map, Subject Site Map, and Aerial.

Prepared By: _____

Reviewed By: _____



NARRATIVE

The application is to Vacate that portion of SW 46th Street from Oaks Road south approximately 1,930 feet lying in the Town of Davie. This right-of-way is currently unimproved and virtually unused. However, the adjacent property owners have been doing some maintenance and it has become difficult to keep trespassers out of the area since it is currently a public right-of-way. All adjacent property owners have alternate legal and physical access. Written consent of the adjacent property owners to the vacation has been provided.

Design/Build • General Contracting • Construction **விண்ணொளி**
Consulting Engineers • Planners • Surveyors

5400 SOUTH UNIVERSITY DRIVE, SUITE 101 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6513 • FAX 954-620-0322

LAND DESCRIPTION:

ALL OF THAT LAND BEING A 30 FOOT WIDE STRIP AS DESCRIBED IN THAT CERTAIN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 8674, PAGE 265, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH

A 25.00 FOOT WIDE STRIP OF LAND FOR ROAD RIGHT-OF-WAY AS SHOWN ON PLAT OF "WEST DIXIE FARMS", AS RECORDED IN PLAT BOOK 24, AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE WEST 25.00 FEET OF TRACT 13 LESS THE SOUTH 600.00 FEET THEREOF OF "JOHN M. NEWMAN'S SURVEY" OF SECTION 24, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, AT PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

TOGETHER WITH

ALL OF THAT LAND BEING A 25 FOOT WIDE STRIP AS DESCRIBED IN THAT CERTAIN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 608, AT PAGE 237, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH

A STRIP OF LAND LYING BETWEEN THE EAST LINE OF SAID 25 FOOT WIDE STRIP OF LAND PER OFFICIAL RECORDS BOOK 608, AT PAGE 237, AND THE WEST LINE OF PARCEL "A" OF "1 D.F. PLAT", AS RECORDED IN PLAT BOOK 87, AT PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A" OF "1 D.F. PLAT", THENCE RUN ON AN ASSUMED BEARING OF DUE WEST FOR A DISTANCE OF 5.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED 25 FOOT WIDE STRIP OF LAND, THENCE S00°13'00"W ALONG THE EAST LINE OF SAID 25 FOOT WIDE STRIP OF LAND FOR A DISTANCE OF 1200.35 FEET TO A POINT ON THE WESTLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "A" OF SAID "1 D.F. PLAT", THENCE S00°57'00"E ALONG SAID WESTLY EXTENSION FOR A DISTANCE OF 30.35 FEET TO A POINT OF CURVE OF A CIRCULAR CURVE CURVE TO THE SOUTHEAST AND WHOSE CENTER BEARS S00°07'00"W FOR 25.00 FEET, THENCE WESTERLY AND SOUTHERLY ALONG SAID 25.00 FOOT WIDE STRIP THROUGH A CENTRAL ANGLE OF 90°20'00" FOR AN ARC DISTANCE 39.42 FEET TO A POINT OF TANGENCY, THENCE S01°13'00"E ALONG THE WEST LINE OF SAID PARCEL "A" OF "1 D.F. PLAT" FOR A DISTANCE OF 1265.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" OF "1 D.F. PLAT" AND THE POINT OF BEGINNING

AND TOGETHER WITH

A PORTION OF A 30.00 FOOT ROADWAY EASEMENT PER OFFICIAL RECORD BOOK 5612, AT PAGE 279, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL "A" OF "1 D.F. PLAT", THENCE ON AN ASSUMED BEARING OF N00°53'00"W ALONG THE WEST LINE OF SAID PARCEL "A" OF "1 D.F. PLAT" FOR A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED ROADWAY EASEMENT, THENCE DUE WEST FOR A DISTANCE OF 5.00 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED 25 FOOT STRIP OF LAND PER OFFICIAL RECORD BOOK 608, AT PAGE 237, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE N00°13'00"W ALONG SAID 25 FOOT STRIP OF LAND FOR A DISTANCE OF 20.00 FEET, THENCE DUE EAST FOR A DISTANCE OF 5.00 FEET TO A POINT ON THE WEST LINE OF PARCEL "A" OF "1 D.F. PLAT", THENCE S00°13'00"E ALONG THE WEST LINE OF SAID PARCEL "A" OF "1 D.F. PLAT" FOR A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING

SAID LANDS CONTAINING 11.567 SQUARE FEET OR 0.264 ACRES, MORE OR LESS

LEGEND:

CONC. DENOTES CONCRETE
C.B.S. DENOTES CONC. BLOCK STRUCTURE
D.C.R. DENOTES DADE COUNTY RECORDS
B.C.R. DENOTES BROWARD COUNTY RECORDS
R DENOTES RADIUS
Δ DENOTES DELTA ANGLE
A DENOTES ARC DISTANCE
C DENOTES CENTER LINE
ESMT DENOTES EASEMENT
L&P DENOTES LAND SURVEY BUSINESS
ROW DENOTES RIGHT-OF-WAY
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
O.R.B. DENOTES OFFICIAL RECORD BOOK
PG DENOTES PAGE
TWP DENOTES TOWNSHIP
RGE DENOTES RANGE

SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED WITH AN EMBOSSED SURVEYOR'S SEAL
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH LINE OF PARCEL "A" OF "1 D.F. PLAT" (PH 87, PG 15, BCR)

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMENS IN CHAPTER 81017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

Ray C. Evans
RAY C. EVANS
PROFESSIONAL SURVEYOR, MEMBER
FLORIDA REGISTERED PROFESSIONAL SURVEYORS

SKETCH OF DESCRIPTION

PREPARED FOR: U-PULL-IT

SW 46th AVENUE - (BURRIS ROAD)

SECTION 25, TWP 50 S, RGE 41 E

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

REVISIONS

01-24-00 SKETCH OF DESCRIPTION

SCALE: 1" = 60'

DATE: 01-24-00

JOB NO. 99070

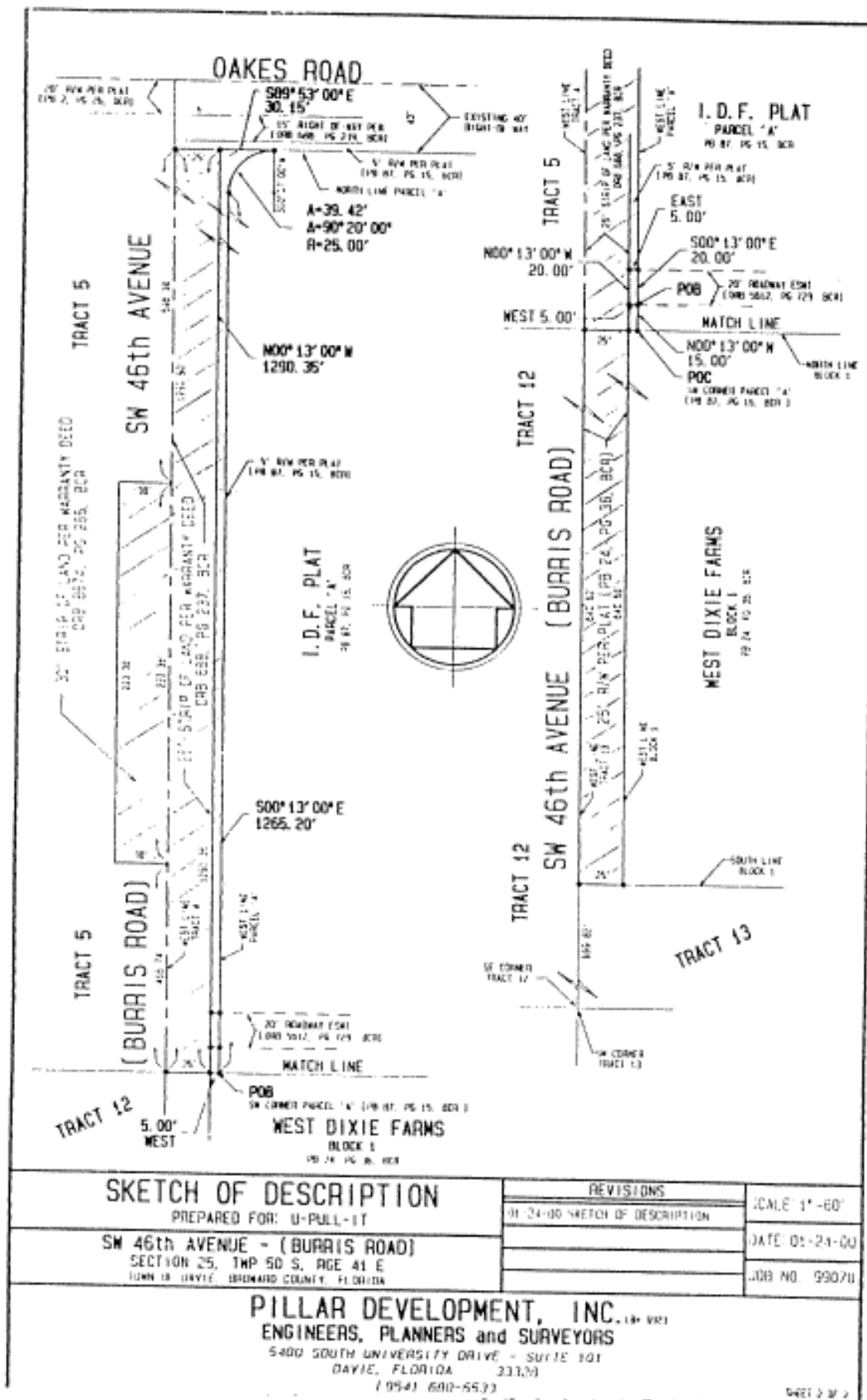
PILLAR DEVELOPMENT, INC.

ENGINEERS, PLANNERS and SURVEYORS

3400 SOUTH UNIVERSITY DRIVE - SUITE 101

DAVIE, FLORIDA 33228

TEL: 954-680-8533





"I.D.E. PLAT"

SECTION 25, TOWNSHIP 50S, RANGE 24 E.
BROWARD COUNTY, FLORIDA

Fig. 1. ΔH vs. T for the crystallization of poly(2-vinylpyridine) from the melt. The crystallization temperature was 100°C. The crystallization time was 10 min. The crystallization was carried out in a vacuum oven. The crystallization was carried out in a vacuum oven. The crystallization was carried out in a vacuum oven.

Journal of Management Education 36(7) 809-824

DESCRIPTION

TRACT 1, LESS HIGHWAY AND LESS THE WEST 21 Feet and the North 19 Feet for County Road and LESS that part described in Official Record Book 174 at Page 474 of the Public Records of Broward County, Florida as recorded in PLAT of "NEWMAN'S SURVEY" for Section 24, Township 30 South, Range 42 East, as recorded in Plat Book 2 at Page 26 of the Public Records of Dade County, Florida.

DEDICATION

STATE OF TEXAS, COUNTY OF DALLAS, ss. I, the undersigned, being a duly qualified Notary Public for said State and County, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears from the records of said County.

set our hands and affixed our seal in the City of Indianapolis County of Marion State of Indiana this 10th day of June 1978

WILKES
WITNESS
OFFICE OF THE
OFFICE OF THE
INDEPENDENT DAIRY FARMERS ASSOCIATION

STATE OF Florida) ss.
COUNTY OF Alachua)

JERRY TAMBLYN, president, and three other officers of the JCC are authorized by the corporation and take no personal financial interest in the corporation's business.

City of _____ State of _____
County of _____
My Commission Expires _____
Notary Public _____
My Commission Expires _____
Notary Public _____

DEDICATION BY MORTGAGE HOLDER
COLUMBIA BANK FOR COOPERATIVES, owner and holder of a Mortgage on this Property
recorded as OR 6006, PAGE 1, Broward County Records, does hereby join in this

Distribution Alaska, Argentina, Australia, Brazil, Canada, Chile, Colombia, Cuba, Ecuador, El Salvador, Guatemala, Honduras, India, Indonesia, Japan, Korea, Laos, Malaysia, Mexico, Myanmar, New Guinea, Nicaragua, Pakistan, Philippines, Singapore, Sri Lanka, Taiwan, Thailand, Timor-Leste, United States, Vietnam, West Indies.

STATE OF _____
COUNTY OF _____

[illegible]

BRADWARD COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

BROWARD COUNTY PLANNING COUNCIL

(THIS IS TRUE AT & BY That the Board of County Planning Grants approved this Plan with regard to the location of
highway or other public ways to residence located near N. 1st St. and _____ 1975

James D. Johnson _____ the J.C. day of June 1975

BROWARD COUNTY DEPARTMENT OF TRANSPORTATION

John M. Garvin, Jr., Director, F.B.I. Reg. No. 2659
James V. Danaher, Jr., County Land Surveyor, File #15 Reg. No. 3421
BROWARD COUNTY DEPARTMENT OF FINANCE-DIVISION OF COMPTROLLER

STATE OF FLORIDA.)
COUNTY OF BROWARD,) ss. I, CLAYTON L. GIBSON, Clerk of the Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on file in the office of the Clerk of the Court, and that the same is a true and correct copy of the original as the same appears on file in the office of the Clerk of the Court.

County, California of Raymond Earl, Florida, this 22nd day of August 1973.
 By James E. Caldwell, County Administrator
 My commission expires September 1974 For Term of December 1973 to December 1974 of State of California
 WITNESSED my hand and the seal of said County at San Bernardino, California, this 22nd day of August 1973.
 JAMES E. CALDWELL
 County Administrator

By Notary Public John J. McLaughlin Notary Public
State of Florida County of Broward
Surveyors Certificate
State of Florida

[illegible]

that the day of "accident" was the day of the accident, near the time of the accident, or the day of the accident, as stated in Chapter 17, FLOWERS STATUTE, A.D. 1973, and further that the PLANNED ACCIDENTAL ACCIDENTS were all in accordance with Section 177(c) of said Chapter 17.

JULIUS R. HARRIS, JR.
Attorney at Law

James H. Hill, Knight, Appraised Land for Highway No. 177, State of Texas
By _____

RECEIVED BY A PORTION OF TRACT IS IN SECTION 33, TOWNSHIP
AND 34TH, RANGE 41 EAST OF THE 10TH MERIDIAN AND 97TH LONGITUDE
CITY OF MADISON, WISCONSIN
COUNTY, WISCONSIN

WINDY DIVING CLUB

ANDREW COUNTY CENTER, SERVICES DEPARTMENT.
ADDRESS AND PHONE NO.

My sincerely
 Yours,
 Wm. Lloyd Garrison

McOWEN COUNTY FINANCE DEPARTMENT -
COLLECTING DIVISION

Journal of Interpersonal Violence 27(10) 1968-1984
© The Author(s) 2012
Reprints and permissions: <http://www.sagepub.com/journalsPermissions.nav>

NOTED ON DISTRIBUTION: APPROX.

ENTRAL BOONWOD DRAINAGE DISTRICT

THE APPROVAL

Adas Lockard - Stewart House

ILLUSTRATION BY MICHAEL AND GARY
 1980

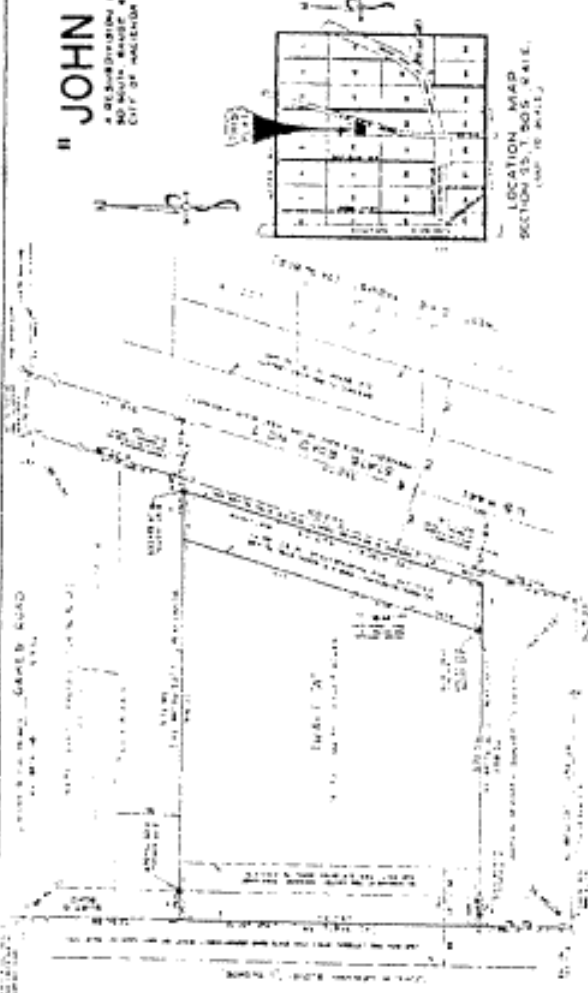
[illegible]

My Mother ... *Am. Girl's Yearbook* ...
... *Am. Girl's Yearbook* ...
... *Am. Girl's Yearbook* ...

1. The first step in the process of identifying a problem is to determine the nature of the problem. This involves a thorough understanding of the situation and the factors that may be contributing to the problem. Once the nature of the problem is understood, the next step is to identify the causes of the problem. This involves a detailed analysis of the situation and the factors that may be contributing to the problem. Once the causes of the problem are identified, the next step is to develop a plan of action. This involves determining the steps that need to be taken to address the problem and the resources that will be required to implement the plan. Once a plan of action has been developed, the next step is to implement the plan. This involves carrying out the steps that have been identified in the plan of action. Finally, the last step in the process is to evaluate the results of the plan. This involves determining whether the plan has been successful in addressing the problem and whether any further action is needed.

Allyson D. Moore

RECEIVED BY
Q D LEON & ASSOCIATES, INC.
LEAD BUREAU
810 N. 52ND AVE. SUITE 200
MINNEAPOLIS, MN 55412



LOCATION MAP
SECTION 15, T. 50S, R. 4E,
SHEET 10 OF 12

1. The first step is to identify the problem. This involves understanding the situation, the people involved, and the resources available.

[illegible]

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 395–401

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 101–107

(Signature)

1. $\frac{1}{2} \log \frac{1}{2}$
 2. $\frac{1}{2} \log \frac{1}{2}$
 3. $\frac{1}{2} \log \frac{1}{2}$
 4. $\frac{1}{2} \log \frac{1}{2}$
 5. $\frac{1}{2} \log \frac{1}{2}$
 6. $\frac{1}{2} \log \frac{1}{2}$
 7. $\frac{1}{2} \log \frac{1}{2}$
 8. $\frac{1}{2} \log \frac{1}{2}$
 9. $\frac{1}{2} \log \frac{1}{2}$
 10. $\frac{1}{2} \log \frac{1}{2}$

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 395–401

[illegible][illegible]

Figure 1 is a line graph titled "Percentage of respondents who believe that the U.S. should take action to reduce global warming, by age group." The x-axis represents age groups: 18-29, 30-49, 50-69, and 70+. The y-axis represents the percentage of respondents, ranging from 0 to 100. The graph shows a clear upward trend, with the percentage of respondents who believe the U.S. should take action increasing significantly with age. The 70+ age group has the highest percentage of respondents who believe the U.S. should take action, at approximately 85%.

Age Group	Percentage of respondents who believe that the U.S. should take action to reduce global warming
18-29	~45%
30-49	~65%
50-69	~75%
70+	~85%

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

